



PLANNING BOARD

TOWN OF GRAFTON
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Minutes of Meeting
Grafton Planning Board
June 12, 2023

2023 JUN 27 PM 5:45

RECEIVED TOWN CLERK
GRAFTON, MA

A regular meeting of the Grafton Planning Board was held on June 12, 2023 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair Robert Hassinger, Vice-Chair David Robbins, Clerk Justin Wood, Members Prabhu Venkataraman and James Davidson and Associate Member Maura McCormack. Staff present was Town Planner Fiona Coughlan and Natalia Alward.

Chair Hassinger called the meeting to order at 7:00 p.m.

1. PUBLIC INPUT

None.

2. ACTION ITEMS

A. Lot Release Re-Approval, Lots 1 and 10, "Abby Woods" (DP2020-01) subdivision, Abby Rad.

The lot release document was re-approved, as the buyer's attorney wanted to make sure the lots were actually released from the covenant, not just the decision requirement; the covenant had been approved on the same day as the original lot releases were approved.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to approve and sign the Lot Release Form for Lots 1 and 10. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

B. Approval of Surety Estimate, "Engineer's Opinion, Construction Cost Estimate," "Abby Woods" (DP2020-01) subdivision, Abby Rad.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to approve the surety amount of \$338,000.00, as per the recommendation of the peer review consultant. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

C. Approval Under Subdivision Control Not Required Plan (ANR 2023-11)- 9 & 11 Adams Road, Parker/L'Heureux (applicants/owners).

Ms. Coughlan stated that the property had a variance for frontage non-conformance. This ANR actually lessens the non-conformity.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to accept the plan as an Approval Not Required Under Subdivision Control plan. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

D. Approval Under Subdivision Control Not Required Plan (ANR 2023-12)- 85 Brigham Road, 85 Brigham Hill LLC (Thomas Marcello). (applicant/owner).

MOTION was made by Mr. Wood, **SECOND** by Mr. Robbins, to accept the plan as an Approval Not Required Under Subdivision Control plan. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

E. Draft Decision - Request for Site Plan Approval (SPA 2023-02), 44 Old Upton Road, Silver Spruce Grafton LLC/44 Old Upton Road LLC (applicant/owner).

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to approve the special permit, grant the requested waivers, accept the findings, and approve the conditions and the decision, as written. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

3. DISCUSSION ITEM

A. Mill Overlay, Gabe Trevor, CMRPC

Gabe Trevor, of Central MA Regional Planning Commission (CMRPC), gave a PowerPoint presentation, entitled "List of Potential Mill Redevelopment / Adaptive Reuse Candidates."

Mr. Coughlan stated that there were outstanding LPA hours with CMRPC; this would be a good use of them to revisit the mill overlay project, including new uses and a new list of candidate properties.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to proceed with the project, as discussed, including the new uses and new candidate properties. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

4. PUBLIC HEARINGS

A. Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner). Public Hearing continued from May 22, 2023.

Ms. Coughlan stated that an update/comment was received from Michael Killeen of the Fire Department.

Norman Hill stated that there were two fire hydrants present on Wesson Street and Magnolia Lane and submitted pictures of the fire hydrants. He stated that Lot 3 will be on sewer, while lots 1 and 2 will be on septic.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to close the public hearing and approve the special permit, grant the requested waivers, accept the findings, and approve the conditions and the decision, with the modifications as discussed. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

The chair invoked the Associate Planning Board member, Maura McCormack.

MOTION was made by Mr. Robbins, **SECOND** by Mr. Wood, to close the approve the special permit, grant the requested waivers, accept the findings, and approve the conditions and the decision, with the modifications as discussed. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Ms. McCormack, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

B. Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner). Continued from May 22, 2023.

Michael Macura, applicant and owner, and Vito Colonna, of Connorstone Engineering, Inc., were present.

Ms. Coughlan stated that there were several new exhibits that had been added since the last meeting. There were also several concerns. The traffic assessment incorporates the building and information from the original application; the revisions may have an affect on the accuracy of the traffic assessment. Also, as regards the “zoning feasibility study,” addresses access, which is not the main concern; ownership of the roadway is the main issue.

The Board informed the applicant that there would only be four voting members left at the end of June, since Maura McCormack had not requested re-appointment as the Associate Member, and James Davidson was a new member, not being able to participate as he had not taken part in the public hearing from the beginning.

Bill Fairbanks, of 4 Donahue Lane, stated that he had never received any abutter notification. He was also concerned that the traffic report was for Worcester Street and did not include Donahue Lane.

Steve Arey, of 13 Hollywood Drive, reiterated that some abutters were not notified and that conditions from the 2015 Special Permit were being ignored and the Town had not addressed this issue.

John Renzoni, of 7 Jordan Terrace, inquired into why the applicant was looking to expand the contractor’s yard, as stockpiling was already taking place. He also stated that the property was listed as “for sale” online.

Mr. Macura stated that he would like to withdraw his application without prejudice.

MOTION was made by Mr. Wood, **SECOND** by Mr. Robbins, to approve the applicant’s verbal request for a withdrawal without prejudice, provided a written request is also submitted to confirm the verbal request. Roll Call Vote: Mr. Robbins, aye; Mr. Wood, aye; Mr. Davidson, aye; Mr. Venkataraman, aye; and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

5. GENERAL BUSINESS

A. Bills

MOTION was made by Mr. Wood, **SECOND** by Mr. Robbins, to approve the bills, as presented. Roll Call Vote: Mr. Wood, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mr. Davidson, aye and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

B. Minutes of Previous Meetings – May 22, 2023

Mr. Robbins stated that there was a typo in action item C; it should read land swap, not sway. Also, under public hearing B, the roll call vote was missing.

MOTION was made by Mr. Wood, **SECOND** by Mr. Robbins, to approve the minutes of May 22, 2023, as modified. Roll Call Vote: Mr. Wood, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mr. Davidson, aye and Mr. Hassinger, aye. **MOTION** carried unanimously, 5 to 0.

C. Staff Report

Ms. Coughlan stated that Staff was very busy providing technical assistance to applicants, etc. and that special projects were moving along.

She stated that a workshop was held regarding the Housing Production Plan, with a second one being scheduled, to be followed by an analysis and formulation of action steps.

She said that the Master Plan Working Group had over 24 interested individuals responding and there were 405 responses to the survey thus far. They will be advertising the effort at a booth at the upcoming Farmer’s Market.

Ms. Coughlan stated that she will be meeting with the IT committee and the Economic Development Coordinator regarding Wi-Fi installation (an action item in the Rapid Recovery Plan).

6. ADJOURNMENT

MOTION was made by Mr. Wood, **SECOND** by Mr. Robbins to close this meeting. Roll Call Vote: Mr. Wood, aye; Mr. Robbins, aye; Mr. Venkataraman, aye; Mr. Davidson, aye and Mr. Hassinger, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 9:25 p.m.

These minutes were approved by the Planning Board on: June 26, 2023